

Appendix E—Implementation Strategies Summary

Table of Strategies

This section contains a summary of strategies from all of the Plan element chapters (4 through 15). It can be updated from time to time, as the city carries out actions to implement this Plan.

Chapter 4—Land Use and Growth Strategies

Goal/ Strategies	Related Goal/Strategies
Goal LU 1	Maintain a Balanced Mix of Land Uses
LU 1a	Future Land Use Plan as Guide Use the Future Land Use Plan (FLUP) (in Chapter 3) to guide development patterns and mix of uses and amendments to the Land Development Code (LDC).
LU 1b	Land Development Code (LDC) Amendments Update the LDC and zone districts to be consistent with the FLUP and categories in Chapter 3. Changes might include: (a) Update Residential (R-3 and R-4) to allow embedded commercial; (b) Change industrial categories (I-1) to allow flex office space; (c) Develop new zoning districts to implement the mixed-use categories and the DIA Technology and Office/Flex categories; (d) Make straight zoning categories more flexible to lessen dependence on PUDs; and (e) Prohibit industrial lots to be used solely for outdoor storage.
LU 1c	Monitor Jobs-to-Housing Monitor the jobs-to-housing ratio as development occurs, maintaining the ratio at or above 1.5 jobs per 1.0 housing units. Adjust the FLUP in the future or consider other actions, if the balance is not being maintained.
LU 1d	Coordinated Rezoning Coordinate rezoning of multiple parcels together in key locations to implement the coordinated pattern on the FLUP (e.g., Tiffany and other focused locations within Irondale).
Goal LU 2	Phase Growth in an Orderly, Compact Manner
LU 2a	Infill Incentives Provide incentives for infill development and redevelopment (e.g., streamlined review process, rebates, or reduced fees) and an efficient and predictable development review process.
LU 2b	LDC Amendments/Focus Areas Consider code amendments in Focus Areas that address infill development potential, including: (a) Change dimensional standards to promote contextually-based infill development (e.g., to fit traditional lot sizes and current setbacks, and building massing); (b) Provide flexibility for infill development (e.g., parking requirements, open space set asides, and setbacks). Current standards may not be appropriate for infill in traditional neighborhoods or mixed-use projects.
LU 2c	Annexation Criteria Develop annexation criteria. Different criteria may be needed for Historic City, Irondale, Northern Range, and E-470.

Goal/ Strategies	Related Goal/Strategies
LU 2d	Facilities and Financing Plan/Annexation Prior to annexations, the city will require a completion of a detailed public facilities and financing plan to be completed that considers ongoing costs. Amend LDC to include this requirement.
LU 2e	Intergovernmental Agreements (IGAs) Update IGAs with Adams County to address growth and annexation.
LU 2f	Tiered Planning System Adopt a Tiered Planning System with phasing criteria (as suggested in Policy 2.2), so the city can monitor development in the Northern Range and E-470 to ensure a proper balance of jobs and housing and to ensure that development does not outpace infrastructure and services. The system should trigger new actions if residential development begins to outpace other types of development.
Goal LU 3	Strengthen City Neighborhoods as Attractive, Livable Places
LU 3a	Neighborhood Design Standards Adopt neighborhood design standards to address infill and residential development, realizing that different neighborhoods or parts of the city may require different standards.
LU 3b	Neighborhood Plans Develop neighborhood plans for residential or mixed-use areas in need of more detailed planning (e.g., Adams City/FasTracks station site, Wembley, et al.) (See Chapter 3, Future Land Use Plan, and Chapter 7, Housing and Neighborhoods.)
Goal LU 4	Retain Existing Industrial Areas and Land for Future Jobs
LU 4a	Future Land Use Plan as a Guide for Employment Use the FLUP to guide industrial and employment land patterns.
LU 4b	Incentives for Industrial Provide Incentives for Irondale and Historic City new centers, potentially including rebates or reduced fees for efficient and desirable infill development or city-financed infrastructure to spur private investment. (See Chapter 5, Economic Development.)
Goal LU 5	Establish Mixed-Use Centers for Jobs, Retail, Civic Activity, and High-Density Housing
LU 5a	Sub-Area Plans Develop sub-area plans for areas in need of more detailed planning (e.g., FasTracks station site, Wembley, identified redevelopment areas, Hwy. 2, U.S. 85 Corridor, etc.).
LU 5b	Design Standards for Centers Update commercial and mixed use design standards in the LDC if necessary, including incentives, with site planning requirements that are consistent with the intent for centers. (See Chapter 3, Future Land Use Plan.)
LU 5c	Sub-area Plan for FasTracks Station Site Prepare a Transit-Oriented Development (T.O.D.) Sub-area plan for the FasTracks site.
LU 5d	Strip Commercial Discourage strip commercial development that is randomly dispersed along roads with extensive curb cuts and an uncoordinated appearance.
Goal LU 6	Ensure Compatible Development and Mutually-Beneficial Development Near DIA
LU 6a	Airport-Related Incentives Develop incentives for employment related to airport and employment development.
LU 6b	Sub-Area Plan – DIA North Develop a sub area plan for DIA North addressing future land use and coordination with the airport and Adams County.
LU 6c	Housing Compatibility Near Airport Avoid placing residential in noise and height-restricted areas near the airport and within the ground rumble area within 2,000 feet from the DIA property line.

Goal/ Strategies	Related Goal/Strategies
Goal LU 7	Coordinate Growth Regionally
LU 7a	Coordination Ongoing Continue coordination with regional partners, as identified through this Plan, revisiting current IGAs from time-to-time, as necessary, to implement this Plan (e.g., Brighton, Denver and Adams County).

Chapter 5—Economic Development Strategies

Goal/ Strategies	Related Goal/Strategies
Goal ED 1	Increase economic diversification
ED 1a	Economic Development Strategic Plan Implement strategies of the <i>Economic Development Strategic Plan</i> .
ED 1b	Business Incentives Examine policy that would provide incentives for beneficial city economic development projects.
Goal ED 2	Retail and increase strong employment base
ED 2a	BRE Program Continue to expand the business retention and expansion programs of the city.
ED 2b	Educational Partnerships and Workforce Training Expand existing programs and implement workforce training.
ED 2c	Monitor Jobs to housing Similar to strategy LU1c.
Goal ED 3	Recruit new employment and commercial development
ED 3a	Future Land Use Plan to Guide Decisions Use the Future Land Use Plan to guide land use decisions.
Goal ED 4	Attract and support quality retailers
ED 4a	Community Retail Needs Identify surpluses and leakages to direct community needs.
ED 4b	Incentives Examine policy that would provide incentives for beneficial retail, which is directly targeted to community needs (grocery store, sit-down restaurants, etc.).
ED 4c	Retail retention and expansion Develop a comprehensive retail retention and expansion program.

Chapter 6—Fiscal Stability Strategies

Goal/ Strategies	Related Goal/Strategies
Goal FS 1	Efficient Investment Infrastructure and Services
FS 1a	Infill Development Incentives (Land Development Code) Provide incentives for infill development, which is the most efficient type of development. Incentives might include rebates, reduced fees, expedited review times, or contemporary standards (e.g., for parking).
FS 1b	Prioritize Needs Acknowledge challenges in maintaining current service levels over the long-term; prioritize needs and funding through the Capital Improvements Program to align with the goals of this Plan.
FS 1c	Pursue Grants Leverage city resources to utilize state and federal funding sources, and grants (including but not limited to funding for sustainability-related and integrated multi-sectoral planning).
FS 1d	Development-Related Impacts Identify development-related impacts to the multi-modal network and recommend appropriate measures to be constructed as part of the development project to address impacts.

	(See Chapter 12, Public Facilities and Infrastructure.)
Goal FS 2	Retain/Increase Employment Base
FS 2a	FLUP Consistency Retain, support, and expand the community’s industrial base by approving development that is consistent with the Future Land Use Plan and <i>Economic Development Strategic Plan</i> and modifying the LDC to reflect the FLUP.
FS 2b	Reserve Land for Commercial Uses Ensure adequate land for commercial uses through the Future Land Use Plan; preserve the opportunity for future retail development by designating locations.
FS 2c	Criteria/Incentives Develop criteria for new business incentives (i.e., to achieve the kinds of businesses desired), as defined through the <i>Economic Development Strategic Plan</i> .
	(See Chapter 5, Economic Development.)
Goal FS 3	Fiscal Costs/Benefits of Development Considered
FS 3a	Fiscal Impact Analysis Require fiscal impact analysis of new development.
Goal FS 4	Revenue Diversified
FS 4a	Buy Local Program Develop program to persuade Commerce City residents to <i>Buy C3</i> or <i>Buy Local</i> (i.e., support local businesses).
	(See Chapter 5, Economic Development.)

Chapter 7—Housing and Neighborhoods Strategies

Goal/Strategies	Related Goal/Strategies
Goal HN 1	Reinvestment and Rehabilitation of Aging Housing Stock
HN 1a	Citywide Housing Plan Develop a citywide Housing Plan to help refine needs and targets.
HN 1b	Housing Program Establish programs to preserve and recycle housing stock (e.g., acquire, redevelop, resell single-family homes at affordable prices; and provide accessibility improvements), particularly in the Historic City.
HN 1c	Improvement Plans for Historic City Focus Areas Determine Neighborhood Focus Areas within Historic City (e.g., Southern Core/Rose Hill, Northern Core/Derby/Tichy, Fairfax/Dupont, and Adams City) where the city will develop improvement plans and seek funding to stabilize and improve conditions. Invest to the extent funds are available.
HN 1d	Proactive Property Maintenance Explore ways to make code enforcement more proactive, to ensure property maintenance and prevent further zoning and municipal code violations.
NH 1e	Zoning Amendments for Compatible Infill Evaluate/explore downzoning certain residential areas of the Historic City from R-2 to R-1, to ensure compatible neighborhood infill that strengthens neighborhoods.
HN 1f	Neighborhood Planning/Support Support a neighborhood planning program, particularly for neighborhoods identified above (see HN 1c).
HN 1g	Education about Development Permitting Provide educational materials regarding the development permitting process and where it applies.
	(See also <i>Chapter 13, Appearance and Design</i> , and <i>Chapter 15, Environmental Conservation and Stewardship</i> for strategies related to tree planting, energy efficiency, community gardens, and other neighborhood-related topics.)

Goal/ Strategies	Related Goal/Strategies
Goal HN 2	Variety of Housing Types to Meet Needs
HN 2a	LDC Amendments: Accessory Dwelling Units Explore concept to allow Accessory Dwelling Units (ADUs) in new and existing neighborhoods where lot sizes would permit them.
HN 2b	Household Energy Programs Provide programs to reduce household energy costs (costs associated with energy consumption, transportation, and utilities).
HN 2c	Foreclosure Prevention Programs Work with all housing agencies to ensure that Commerce City residents are aware of and have access to the foreclosure prevention and assistance programs administered by Adams County.
HN 2d	Senior Housing Programs Pursue federal, state, and local programs to build senior housing, such as Section 202 developments (affordable housing with supportive services) and senior housing for all income levels.
HN 2e	Senior Housing LDC Amendments Revise the LDC to allow higher-density, senior housing in mixed-use centers. Promote a visitability ordinance (to accommodate people in wheelchairs, or with frailties).
Goal HN 3	Increased Range of Housing Prices
HN 3a	Education and Counseling Inform renters and homeowners about options (education and counseling, foreclosure prevention strategies).
HN 3b	Affordable Rental Options Continue support for all housing agency efforts to provide quality, affordable rental properties dispersed in different parts of the community (including subsidized housing).
HN 3c	Mixed-Income Projects Require new development to include a mix of price ranges, potentially combining market-rate housing with affordable housing.
HN 3d	Housing Authority Evaluate increased responsibilities and scope for both the Housing Division and Housing Authority. (See Chapter 5, Economic Development, and Chapter 13, Appearance and Design, for strategies that will help encourage the construction of high-end homes in the community.)

Chapter 8—Redevelopment and Reinvestment Strategies

Goal/ Strategies	Related Goal/Strategies
Goal RR 1	Increase Infill Development
RR 1a	Infill Incentives and Standards Examine policy that would provide incentives for beneficial city infill projects, because they are typically more expensive than greenfield projects. (See Fiscal Stability strategies and RR 3b, below.)
RR 1b	Façade Program Implement a Derby enhancement program (catalyst funds) to improve existing businesses.
Goal RR 2	Targeted Redevelopment to Strengthen Viability, Mixed-Use
RR 2a	Urban Renewal Area (URA) Tools Expand application of Urban Renewal Areas (URAs) to achieve redevelopment goals, including existing URAs (Prairie Gateway, Derby, and US 85), and potential new URAs (e.g., FasTracks area). Explore creative funding applications for redevelopment, such as Tax Increment Financing, expanding on funding tools permitted through URAs. Consider establishing a separate URA board to oversee/develop additional policies, guidelines, and plans for each area.
RR 2b	Quasi-Public Urban Renewal Entity Explore feasibility of a non-profit, quasi-public entity to oversee infill and redevelopment in neighborhoods that could purchase and rehabilitate structures, or consolidate and sell properties.

Goal/ Strategies	Related Goal/Strategies
RR 2c	FasTracks Station Sub-Area Plan/Zoning Amendments Develop FasTracks station sub-area plan. Modify zoning to achieve an appropriate mix of uses (especially for the T.O.D. site), using a blend of regulations, guidelines, and incentives.
RR 2d	Minimum Density Modify the Land Development Code (LDC), to establish a minimum-density range (at least 8 units/acre, the minimum threshold necessary to support transit) along corridors and at transit station locations.
RR 2e	LDC Assessment/Amendment Assess effectiveness of parking and other standards for this Plan’s goals. Amend as necessary.
RR 2f	Monitor Redevelopment Sites Monitor economic strength of redevelopment sites. Develop plans for public improvements needed to support each area. Prioritize investment (streets, sidewalks, lighting, signage, and infrastructure) for priority redevelopment sites.
RR 2g	Code Enforcement Explore how to make code enforcement more proactive to enforce property maintenance requirements and improve image.
Goal RR 3	Strengthen Existing Neighborhoods
RR 3a	Funding and Grants for Redevelopment/Brownfields Explore grants, low-interest loans, and redevelopment corporations to address redevelopment goals and to reduce industrial/residential conflicts.
RR 3b	Infill Standards Review infill standards to ensure contextually-sensitive infill development in residential focus areas. (See Chapter 7, Housing and Neighborhoods)

Chapter 9—Transportation Strategies

Goal/ Strategies	Related Goal/Strategies
Goal T 1	Balanced, Comprehensive Transportation System
T 1a	Road Network Implement improvements to roadway network, signals, and intersections based on a 5-year Capital Improvement Plan (CIP) with priorities as determined by the Transportation Plan. Priorities will be based on safety, congestion relief, connectivity, multi-modal, and implementability.
T 1b	Fees Determine potential new sources of funding for transportation improvements (e.g., road impact fees, street fees, etc.).
T 1c	Transportation for Special Needs (and all demographic groups) Research best practices for design elements to accommodate the aging and disabled (e.g., lighting, materials, other visual and auditory cues, traffic control measures and crosswalks, traffic calming, etc.).
Goal T 2	Connected Transportation System
T 2a	Right of Way Reserved Reserve future right-of-way for future roads identified (especially the Northern Range and E-470 Influence Area) based on road classifications and standard cross sections.
Goal T 3	Improved Bicycle, Pedestrian System
T 3a	Traffic Calming Implement traffic calming measures, as addressed in the Transportation Plan.
T 3b	Bicycle/Pedestrian Components Include bicycle and pedestrian components in the Transportation Plan. Research best practices for bicycle and pedestrian system design criteria, to be used for new construction and possible improvements to the existing transportation network.

Goal/ Strategies	Related Goal/Strategies
T 3c	Prioritize Pedestrian Improvements Coordinate high-priority pedestrian improvement areas with the Transportation Plan Capital Improvements Plan.
T 3d	Prioritize Traffic Safety Improvements Monitor (vehicle, pedestrian, and bicycle) traffic accident data to prioritize areas for traffic safety improvements.
T 3e	Bicycle Plan Prepare a citywide bicycle plan (that might include components such as <i>Adopt-a-Bikeway</i> program to allow residents to adopt a bikeway route, report obstructions, and keep it clean; bicycle racks, lockers, and structures; Bike to Work Day – city promotes bicycling, working with businesses to provide free breakfast; <i>C3 Bikes</i> – city sponsors bicycling and program to promote safety, so students will use alternative transportation to/from school.
Goal T 4	Improved Transit
T 4a	Alternative Modes – City Employees Promote employee use of alternative modes, including bicycle commuting and transit.
T 4b	FasTracks North Metro Corridor Work with partners, including RTD, to ensure that Commerce City’s FasTracks’ North Metro Corridor station is built to serve Commerce City and that the station is well connected to the entire community through sidewalks, bikeways and local transit service.
T 4c	FasTracks East Corridor Work with partners, including RTD, to ensure that stations on FasTracks’ East Corridor are built to serve and are well connected to Commerce City through sidewalks, bikeways and local transit service.
T 4d	Future Commuter Rail Work with RTD to develop an alignment and station locations along the NATE rail corridor that best serve Commerce City.
T 4e	Bus Transit Corridors Include provision for bus transit priority features along congested transit corridors. These could include queue jump lanes or transit signal priority equipment. Ensure land use and design standards support future transit goals; design for pedestrian connectivity.
T 4f	Northern Range Bus Routes Identify transit services that connect the Northern Range developments to their primary destinations such as the Historic City, downtown Denver and DIA through the use of local bus services and planned commuter rail routes.
T 4g	E-470 Future Rail Transit Corridor Work with partners, including E-470 Authority, RTD, and Rocky Mountain Rail Authority to develop an alignment and station locations along the E-470 corridor that best serve Commerce City.
Goal T 5	Multi-Use Trails Connected
T 5a	Trails Plans Implement Trails Plans.
Goal T 6	Regional Coordination of Transportation
T 6a	Intergovernmental Agreements/Joint Funding Explore/develop intergovernmental agreements with adjacent jurisdictions to apply for joint project funding, to promote seamless connectivity, and to negotiate complementary standards for the transportation network.

Chapter 10—Safety and Wellness Strategies

Goal/ Strategies	Related Goal/Strategies
Goal SW 1	Efficient, effective police, fire, and emergency services
SW 1a	Police Strategic Plan Guides Use <i>Police Strategic Plan</i> to address needs and response times.
SW 1b	Shared Public Safety Facilities Explore sharing facilities/sub-stations to serve citizens (e.g., East 103 rd Avenue /Walden Fire Station; East 60 th Avenue/Monaco Street; and East 112th Avenue and Chambers Road).
SW 1c	Current Emergency Disaster Planning Keep emergency disaster planning up to date.
SW 1d	Fire District Coordination Coordinate with fire districts to address provision of land for fire stations within growth areas.
SW 1e	Safety through Design / Property Maintenance Review development projects using Crime Prevention through Environmental Design (CPTED) principles described in this chapter. (See also Chapter 7 and 13 for related property maintenance strategies, as property maintenance, which reduce crime and increasing residents' sense of security.)
Goal SW 2	Promote regular physical activity for a healthy community
SW 2a	Pedestrian Improvements Pursue strategies to create a visually-appealing and safe pedestrian experience. Prioritize pedestrian improvements in areas that will have the greatest benefit (e.g., near schools or commercial areas). (See strategies in Chapter 9: Transportation and Chapter 11: Parks, Open Space, and Recreation.)
SW 2b	School Coordination Work with school districts to develop a proximity standard to study and improve access to schools.
SW 2c	Neighborhood Assessments Perform Neighborhood Walkability and Bikeability Assessments for areas with high accident rates or expected high rates of pedestrian and bicycle activity.
SW 2d	Transit Access Adopt practices to locate new and redeveloped housing in areas with access to transit. Work to relocate existing routes to maximize ridership and access.
SW 2e	Bus Stop Improvements Develop a program (possibly public/private) to improve bus stops for safe access and comfort (e.g., shelters at key stops, shade, benches), directional information (bus schedules), and personal safety (lighting, locations where there are “eyes on the street”). Consider Adopt-a-Stop programs.
Goal SW 3	Access to health-care facilities
SW 3a	Health and Wellness Advisory Committee Work with partners to create a Health and Wellness Advisory Committee to establish procedures to track community health information.
SW 3b	Health-Care Needs Assessment Work with partners to conduct a Needs Assessment to determine the extent to which vulnerable Commerce City populations lack access to health-care facilities and other basic services. (e.g., the city commissioned the <i>Rose Foundation Health Care Needs Assessment</i> in 2002-2003). A current needs assessment could be a less comprehensive evaluation to determine if the data/recommendations on health-care access are still valid. An update may only need to address other basic services (e.g., food, transportation, etc.).
SW 3c	Adams County Coordination Coordinate with Adams County as they relocate their facilities (to coordinate ideas and services).
SW 3d	Senior Ridership Coordinate with other public/private agencies to assist with senior ridership to transit.

Goal/ Strategies	Related Goal/Strategies
Goal SW 4	Increased access to healthy foods for community residents
SW 4a	Fast-Food Restaurant Density Consider incentives to attract new, healthy restaurants and to limit the density of fast-food restaurants within neighborhoods (e.g., Derby Master Plan recommendation).
SW 4b	LDC Amendments for Small-Scale Urban Agriculture Evaluate and consider removing from the Land Development Code barriers to small-scale urban agriculture (e.g., permit farmer’s markets in all commercial areas; allow front yard vegetable gardens; permit a wide range of small agricultural uses in residential areas, as appropriate).
SW 4c	Promotions for Trees, Urban Agriculture Provide incentives, such as rebates, for fruit trees, green roofs, urban agriculture, and greenhouses.
SW 4d	Community Gardens Explore feasibility, costs, and benefits of allowing community gardens in some public and private parks along with incentives to encourage them in private developments.

Chapter 11—Parks, Open Space, and Recreation Strategies

Goal/ Strategies	Related Goal/Strategies
Goal P 1	Parks built and maintained to meet needs
P 1a	Prioritize Recommendations Prioritize implementation recommendations of the Strategic Plan for Recreation Programs, Services, and Facilities (2007) including new park development, facilities, and recreation.
P 1b	Re-evaluate Schedule – Master Plans Re-evaluate Five-Year Master Planning Schedule (updates for the Strategic and/or Master Plan).
P 1c	Parkland Impact Fee Reassess parkland impact fee annually.
P 1d	Dedication Standards Assess parkland dedication standards in the LDC, to confirm the city is achieving its 6 ac/1,000 target.
P 1e	Stable Funding Identify stable funding source for parks development, operations, and maintenance.
P 1f	Intergovernmental Agreements (IGAs) Maximize existing IGAs and cooperation with other entities for recreation opportunities (e.g., School District 27J and Adams County School District 14, Belle Creek Family Center/Metro District, Reunion Recreation Center/Metro District, other possible metro districts, and outside or alternative recreation providers) (as identified in Goal 2).
P 1g	Partnerships Form partnerships and coordinate with metro districts (including but not limited to Belle Creek Metro District and Reunion Metro District).
P 1h	Golf Course Monitoring Develop and monitor a Golf Course Plan for expansion.
P 1i	Private/Public Partnerships Explore other private/public partnerships (e.g., with businesses) to build and maintain recreation facilities.
Goal P 2	Year-round active recreation opportunities provided
P 2a	Recreation LOS Establish Recreation Level-of-Service (LOS) goal in accordance with the <i>Strategic Plan for Recreation Programs</i> .
P 2b	Stable Funding Identify stable funding sources for recreation development and operations and maintenance.

Goal/ Strategies	Related Goal/Strategies
P 2c	Private/Public Partnerships Explore other public/private partnerships (e.g., with businesses) to build and maintain recreation facilities.
Goal P 3	Connected open space
P 3a	Sand Creek Greenway Appearance Improve appearance of properties bordering the Sand Creek Greenway, through the development review process.
P 3b	Regional Partnerships Form partnerships with neighboring jurisdictions to implement the <i>South Platte River Corridor Heritage Plan</i> (including Adams County).
P 3c	USFW Coordination Work with US Fish and Wildlife to provide stewardship for the National Wildlife Refuge.
P 3d	Barr Lake Coordination Work with the state and Adams County to achieve common goals related to Barr Lake protection.
P 3d	Work Cooperatively Work cooperatively with the North East Greenway partners to implement and achieve common goals.
Goal P 4	Natural resources protected
P 4a	Boost Volunteer Programs Boost volunteer programs that focus on land restoration and stewardship.
P 4b	Natural Resource Stewardship Programs Support <i>Adopt-an-Open Space</i> and <i>Master Naturalist</i> volunteer programs to maintain natural resources and open spaces.

Chapter 12—Public Facilities and Infrastructure Strategies

Goal/ Strategies	Related Goal/Strategies
Goal PF 1	Coordinated utilities and infrastructure/future growth
PF 1a	Annual Capital Improvements Plan (CIP) Annually update the Capital Improvements Plan, considering priorities set forth in this Plan and the annual Action Plan. Coordinate with South Adams County Water and Sanitation District’s CIP.
PF 1b	Coordinate with Water/Sanitation District Coordinate with South Adams County Water and Sanitation District to ensure that adequate water and sewer can be provided at the time of new development.
PF 1c	Standards for Adequate Public Facilities Develop standards in the Land Development Code for development to pay its own way, and for services to be available concurrent with development.
PF 1d	Coordinate with Other Districts Coordinate with other districts to ensure that adequate schools, power, and other infrastructure can be provided at the time of new development.
PF 1e	Transportation Coordination Work with developers, Regional Transportation District (RTD), Colorado Department of Transportation (CDOT), and other transportation entities to meet the travel needs of the community as growth occurs.
PF 1f	Impact Fees Reassessment Reassess impact fees and developer assessments, to ensure that development covers its costs.
PF 1g	Public/Private Partnerships Develop public/private partnerships to address facilities and services.
PF 1h	GID to Finance New Development Continue current General Improvement District (GID); look at separate GIDs for the E-470 and DIA North areas.

Goal/ Strategies	Related Goal/Strategies
PF 1i	Post Office Coordination Coordinate with post office to ensure appropriate location of facilities in the Northern Range.
PF 1j	Re-evaluate Drainage Fees Explore whether drainage fees need to be evaluated as infrastructure costs increase.
PF 1k	Electric Providers Work with energy providers to ensure adequate coverage as growth occurs.
PF 1l	Telecommunication Work with telecommunication providers to promote a “wired city” (e.g., fiber optics and wireless framework/foundation) with facilities in the Northern Range and along E-470. (See Chapter 4, Land Use and Growth strategies related to phased growth.)
Goal PF 2	Increased educational options
PF 2a	School District Coordination Continue to coordinate with school districts to plan for future facilities to serve growth, location within neighborhoods, and co-location with parks.
PF 2b	School Fee-in-Lieu Re-evaluate and annually update fee-in-lieu for schools, to ensure that development pays its way for school impacts.
Goal PF 3	Increased access to local government
PF 3a	Public Participation Promote ongoing public participation/community engagement meetings to continue the visions/ideas/principles of this Plan and future sub-area plans.
PF 3b	Task Force/Committees Creation Explore creation of task forces and advisory committees to help further the aims of local government and this Plan.
PF 3c	Volunteer Organizations Support and cooperate with volunteer organizations and groups that provide recreational activities for young people.

Chapter 13—Appearance and Design Strategies

Goal/ Strategies	Related Goal/Strategies
Goal AD 1	Image of gateways and corridors improved
AD 1a	Prioritize Gateways and Corridors Identify gateway and corridor areas to prioritize for Historic City and Northern Range enhancements.
AD 1b	Overlay Districts – Gateways and Corridors Develop overlay districts for gateways and corridors (e.g., E-470, Highway 2) to address corridor improvements and future development.
AD 1c	Beautification Programs Develop <i>Adopt-a...</i> (highway, street, trail, open space, etc.) programs with businesses and community organizations (for trails, highways, roads). Sponsor volunteer clean-up days and events for public roads and open space areas.
Goal AD 2	Appearance of established neighborhoods and districts
AD 2a	Small Grant Funding Façade Improvements Evaluate the opportunity to provide small grant funding for façade improvements in commercial districts, for home improvements in targeted neighborhoods and small neighborhood improvement projects, and for way-finding signage.
AD 2b	Consolidate Properties Acquire and consolidate properties in redevelopment areas. (See Chapter 8: Redevelopment and Reinvestment.)

Goal/ Strategies	Related Goal/Strategies
AD 2c	Coordination/CDOT Maintenance Coordinate with CDOT and railroads to provide maintenance of small parcels along rights-of-way, to improve the appearance along highways (e.g., Highway 2).
Goal AD 3	Development quality for new neighborhoods, commercial areas, and industrial uses improved
AD 3a	LDC/Design Standards and Zoning Address code/zoning amendments to implement the Future Land Use Plan and best practices for design. (See Chapter 4 strategies.)
AD 3b	Design Standards Updated Update design standards to address residential infill and compatibility, commercial landscaping and cohesive site planning, employment areas, and multi-family design.
AD 3c	Revised Environmental Quality Standards Require new development to provide proper dust and erosion control. Develop stormwater Best Management Practice standards to ensure environmental quality and low-impact development.
AD 3d	Education Provide community education about quality design and its benefits.
AD 3e	Exemplary Design Tools Support zoning districts, developer agreements, specific plans, landscaping agreements for streetscaping, and other measures that provide flexibility to achieve exemplary design.
AD 3f	Building Codes Keep building codes up to date.
Goal AD 4	Important viewsheds improved/protected
AD 4a	Identify Viewsheds Develop a viewshed plan/program to identify certain view corridors for protection.
AD 4b	Evaluate Outdoor Lighting Standards Address outdoor lighting standards to control amount and glare. Require that outdoor fixtures (street lighting, externally illuminated signs, and advertising displays) are low-energy, shielded light fixtures.
Goal AD 5	Public gathering spaces
AD 5a	Commercial Area Standards Develop standards in LDC for commercial areas to require provision of outdoor spaces for dining and seating, and to provide public spaces as part of activity centers.

Chapter 14—Cultural Facilities and Tourism Strategies

Goal/ Strategies	Related Goal/Strategies
Goal CF 1	Elevated awareness of assets
CF 1a	Prepare an Arts and Culture Plan Prepare an Arts and Culture Plan that identifies potential funding sources to increase awareness regarding the city’s assets, arts and culture, and tourism.
CF 1b	Promote Golf Course Continue to promote the Buffalo Run Golf Course.
Goal CF 2	Preserved history/broadened arts and culture
CF 2a	Prioritize Historic Resources Evaluate and prioritize historic resources.
CF 2b	Public/Private Partnerships – Historic Resources Engage in public/private partnerships to preserve and rehabilitate significant resources.
CF 2c	Historic Preservation Board Consider whether a Historic Preservation Board could advance the aims of this Plan to elevate awareness of historical sites and features, and preserve historic resources.

Goal/ Strategies	Related Goal/Strategies
CF 2d	Art work Placement Process Establish a process for selection, approval, and placement of art work.
CF 2e	Art and Culture Funding Consider dedicated art funding source (e.g., 1% of development cost for art and culture as part of public projects).
CF 2f	Partnerships – Arts and Culture Partner with artists and cultural organizations (e.g., Cultural Council) to organize arts, festivals, and events, including performing arts. Partner with schools (youth art programs).
CF 2g	Cultural Events Increase multi-cultural events citywide through partnerships.
CF 2h	Inventory Cemeteries Inventory the historic cemeteries in the city, and work with ownership to ensure on-going maintenance while increasing awareness about them.
Goal CF 3	Destination sites
CF 3a	Coordinated Transit for National Wildlife Refuge Work with the Regional Transportation District (RTD) and the National Wildlife Refuge to implement the planned transit shuttle connecting Stapleton to the National Wildlife Refuge visitor center.
CF 3b	Restaurant Diversity Increase diversity of restaurants and stores to help draw people to the city. (See Chapter 5, Economic Development.)
CF 3c	Feasibility Study for Convention Center Explore feasibility of convention center, performing arts center, and other facilities.
CF 3d	LDC Amendments Modify appropriate zoning districts, to allow and encourage hotels.

Chapter 15—Environmental Conservation and Stewardship Strategies

Goal/ Strategies	Related Goal/Strategies
Goal EC 1	Sustainability Plan
EC 1a	Sustainability Plan/Climate Action Plan Develop a Sustainability Plan and/or Climate Action Plan (with incentives, targets for reduction, strategies, and regulations).
EC 1b	Municipal Code Audit/Amendments Perform an audit of the Municipal Code, including LDC and engineering standards to determine barriers to sustainability, and amend accordingly.
EC 1c	Prioritize Indicators – Score Cards Prioritize and adapt indicators for a <i>Community Score Card</i> and <i>Project Review Score Card</i> and begin monitoring program.
EC 1d	Regional Collaboration Collaborate regionally to share information and avoid duplicative efforts on Sustainability Planning.
Goal EC 2	Improved energy efficiency/renewable energy use
EC 2a	Energy Conservation Awareness Program Programs to promote energy conservation awareness (coordination with local utility providers and in-state programs to reduce energy consumption).
EC 2b	Point System – New Building Energy Conservation Provide an incentive, or point system, for new buildings.
EC 2c	Transportation Demand Management Support Transportation Demand Management, encouraging public and private businesses to implement employee use of carpooling programs, public transportation, and/or alternatives to motorized transportation.

Goal/ Strategies	Related Goal/Strategies
Goal EC 3	Greenhouse gas emissions reduced (See strategies for Goals 1 and 2, above.)
Goal EC 4	Water conservation and protection of water resources
EC 4a	Water Quality South Adams County Water and Sanitation District provides water quality testing and ensures safety and quality of drinking water.
EC 4b	Low-Impact Stormwater Standards Develop standards for low-impact development stormwater practices. (See Public Facilities and Infrastructure strategies.)
Goal EC 5	Solid waste disposal reduced
EC 5a	Municipal Solid Waste Reduction Plan Develop a municipal solid waste reduction plan and revisit existing landfills and their function.
EC 5b	Recycling Promote city recycling program (city facilities and events), and possibly yard waste composting.
Goal EC 6	Air pollutants/activities reduced
EC 6a	Tree Preservation Standards Expand tree preservation standards that exist in LDC.
EC 6b	Street Tree Planting and Maintenance Promote street tree planting and maintenance program.
EC 6c	Regional Air Quality Planning Cooperate with local and regional agencies to develop an effective approach to regional air-quality planning, management, and pollution prevention. Solicit and consider comments from agencies on proposed projects that affect air quality.
Goal EC 7	Noise impacts limited
EC 7a	Residential Buffering Require buffers between industrial and residential, and between residential and the airport. (See Future Land Use Plan.)
EC 7b	Residential Noise Mitigation Require residential noise mitigation for all residential development east of E-470.
Goal EC 8	Future development near hazards reduced
EC 8a	Building Codes Administer building codes related to abandoned structures and hazardous materials.
EC 8b	Standards for Sand and Gravel Develop standards for sand and gravel mining operations.
EC 8c	Flammable Gas Overlay District Develop a flammable gas overlay district to protect against methane gas buildup in structures.
EC 8d	Protect Groundwater As warranted, work with responsible entities and agencies to evaluate potential groundwater pollution from historic activities or current practices. Ensure remediation is required.